



ST JAMES PLACE, DE GREY ROAD, COLCHESTER, ESSEX, CO4

£795 PCM





We are delighted to offer to the rental market this one bedroom first floor apartment located with easy access to the A12 and Colchester General Hospital. This property comprises of a double bedroom, spacious lounge, kitchen with integrated appliances and bathroom. Further benefitting from having allocated permit parking for one vehicle and the property will be repainted throughout. This property is offered unfurnished and is available 10th July. There will be an extra charge of £20.00 on top of the rent per month for water usage. An early viewing is advised to appreciate the accommodation to offer.

ENTRANCE HALL

Fitted carpet, entrance with phone system, built in cupboard and electric wall mounted heater.

LOUNGE/DINER

22' 7" x 10' 10" (6.88m x 3.3m) Fitted carpet, UPVC double glazed windows to the front and side and electric wall mounted heater.

KITCHEN

Vinyl flooring, eye level and base level units, integrated oven and hob, extractor hood, integrated fridge/freezer, washing machine and dishwasher.





BEDROOM

10' 3" x 9' 9" (3.12m x 2.97m) Fitted carpet, UPVC double glazed window to the front and electric wall mounted heater.

BATHROOM

7' 5" x 5' 6" (2.26m x 1.68m) Vinyl flooring, heated towel rail and full suite comprising of WC, pedestal wash hand basin and bath with over shower.

PARKING

Allocated permit parking for one vehicle.

Rent: £795.00

Holding Deposit: £183.46

Security Deposit: £917.30

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements